



San Luis Obispo LAFCO

Change of Organization or Reorganization

Resolution of Application

1042 Pacific Street · Suite A · San Luis Obispo, CA 93401

805-781-5795 · www.slo.lafco.ca.gov · Adopted 4/20/2023

TABLE OF CONTENTS

Instructions & Information on the LAFCO Application _____	3
Understanding Terms _____	3
General Step by Step Process – Resolution of Application Route _____	4
Important Tips _____	4
Resolution of Application Checklist _____	6
Questionnaire _____	7
Map & Legal Description Requirments _____	16
Plan for Services Requirments _____	19
Landowner Consent Form _____	21
Fee Schedule _____	22
Cost Accounting Agreement _____	27

INSTRUCTIONS & INFORMATION ON THE LAFCO APPLICATION

The following information is designed to help you understand and move your project through the various stages of the LAFCO process.

Understanding Terms

1. Understanding whether your application is a **“Change of organization”**.
 - a. “Change of organization” means any of the following under gov code section 56021:
 1. *A city incorporation.*
 2. *A consolidation of cities.*
 3. *A district formation.*
 4. *A consolidation of special districts.*
 5. *An annexation to a city.*
 6. *A merger of a city and a district.*
 7. *An annexation to a district.*
 8. *Establishment of a subsidiary district.*
 9. *A detachment from a city.*
 10. *The exercise of new or different functions or classes of services, or divestiture of the power to provide particular functions or classes of services, within all or part of the jurisdictional boundaries of a special district as provided in Article 1.5 (commencing with Section 56824.10) of Chapter 5 of Part 3 of this division).*
 11. *A detachment from a district.*
 12. *A disincorporation of a city.*
 13. *A district dissolution.*
2. Understanding whether your application is a **“Reorganization”**. “Reorganization” means two or more changes of organization contained in a single proposal per gov code section 56073.
3. Difference between a **Resolution of Application** and a landowner or registered voter **Petition of Application**.
 - a. “Resolution of Application” (gov code section 56654), is an application initiated by the affected agency. A certified resolution from the local agency requesting LAFCO action would be required through this method; or

- b. “Petition of Application” is an application initiated by landowner or registered voters. This proposal is made pursuant to Part 3, Division 3, Title 5 of the California Government Code, Section 56000 et seq. of the Cortese -Knox -Hertzberg.

General Step by Step Process – Resolution of Application Route

1. Applicant Gathers Application Materials and Meets with Staff for a Pre-Application Meeting
2. Applicant Submits Their Application to LAFCO Through Resolution of Application
3. LAFCO Review Period Begins
4. Property Tax Negotiations between the County & Affected Agency (*not applicable to Activation/ Divestiture of Power*)
5. 30-Day Review – Information Hold Letter or Deemed Sufficient for Filing
6. Certificate of Filing stating when the item will be taken to the Commission
7. LAFCO Hearing. LAFCO has the authority to approve, conditionally approve or deny a proposal.
8. 30-Day Reconsideration Period
9. If Conducting Authority (Protest) Proceedings are not waived then LAFCO will conduct the protest pursuant to Part 3, Section 57000 et seq. of the Cortese-Knox-Hertzberg Act
10. Notification of Commission Action Form
11. After Condition Compliance a Certificate of Completion shall be filed with the Clerk Recorder
12. Filing With the State Board of Equalization (*not applicable to Activation/ Divestiture of Power*)
13. Final Notice of Completion with Affected Agencies / Interested Parties
14. LAFCO GIS Boundary Updates

Important Tips

- Resolutions of application by agencies must include certain required elements (§56800).
- If your proposal area contains Williamson Act lands, special provisions apply.
- Your map and legal description must meet the requirements of the State Board of Equalization, but you may file a preliminary map to start your project.
- Government Code section 56662 allows the Commission to make determinations and waive protest proceedings entirely if the proposal meets the criteria specified below:

- 1) *The territory is uninhabited.*
- 2) *An affected local agency has not submitted a written demand for notice and hearing during the 10-day period as described in subdivision (c).*
- 3) *The proposal meets either of the following criteria:*
 - a. *The petition accompanying the proposal is signed by all of the owners of land within the affected territory.*
 - b. *The proposal is accompanied by proof, satisfactory to the commission, that all the owners of land within the affected territory have given their written consent to the proposal.*

RESOLUTION OF APPLICATION CHECKLIST

The following information must be submitted when filing a change of organization or reorganization proposal with the San Luis Obispo Local Agency Formation Commission (LAFCO); additional information may be requested during review of the proposal.

- 1. Completed **CHANGE OF ORGANIZATION OR REORGANIZATION APPLICATION CHECKLIST** with applicable materials (*everything listed in the checklist*).
- 2. A **RESOLUTION OF APPLICATION** from an affected city/district making application to SLO LAFCO.
- 3. **LAFCO QUESTIONNAIRE**.
- 4. A **MAP & LEGAL DESCRIPTION** of the proposal territory perimeter for the proposed boundary change(s), and a reproducible parcel map (*Not applicable to activations/ divestiture of powers*).
- 5. **PLAN FOR SERVICES** prepared in compliance with §56653 or §56824.12 as applicable.
- 6. **ENVIRONMENTAL DOCUMENTATION** to comply with the California Environmental Quality Act (CEQA); submit documents for applicable category only. For an ND, MND, or EIR, a copy of the Notice of Determination and the Environmental Filing Cash Receipt for the fee paid to the California Department of Fish and Game must be submitted.
 - (a) CATEGORICAL EXEMPTION (CE): Submit document if an agency has determined is exempt
 - (b) NEGATIVE DECLARATION (ND) or MITIGATED NEGATIVE DECLARATION (MND): Submit document from agency making said determination;
 - (c) ENVIRONMENTAL IMPACT REPORT (EIR): Submit a copy of the certified Final EIR.
 - (d) NO CEQA DOCUMENTATION: If the proposed action has not been analyzed pursuant to the requirements of CEQA, please indicate this and CEQA will be performed by LAFCO and the appropriate level of documentation will be determined, i.e. CE, ND, MND or EIR.
- 7. If annexation to a city is proposed, submit one copy of the **city resolution approving rezoning and general plan land-use designations** for the proposal territory.
- 8. **LAND-OWNER CONSENT FORM** for inclusion property.
- 9. **LAFCO PROCESSING FEES & COST ACCOUNTING AGREEMENT**.
- 10. **PRE-APPLICATION MEETING**. A pre-application meeting with staff is strongly encouraged due to the complexity of submittal requirements and applicable laws. (Limited to 3 hours of staff time at no cost.)

QUESTIONNAIRE

The information provided in this application will be used to evaluate this proposal. Please complete this form to facilitate our review. Please respond to all items in this form, indicating “NA” when an item does not apply. It is important to note that while a change of organization, such as an annexation, may be initiated by a landowner, ultimately, the affected agency must consent to the change and all parties including the landowner and affected agency may be required to provide information, conduct studies and may be subject to conditions of approval.

Subject Agency(ies)

(City or Special District):

City of San Luis Obispo

**Proposed Change of
Organization/Action:**

Detachment from City of San Luis Obispo

Applicant/ Agents

Name	Email	Telephone	Mailing
1. Callie Taylor, Senior Planner City of San Luis Obispo	CLTaylor@slocity.org	(805)781-7016	919 Palm St. San Luis Obispo, CA 93401

Interested Parties

Name	Email	Telephone	Mailing
1. Scott Bloom, Campus Planner, Cal Poly	sbloom@calpoly.edu	(805)756- 1573	Facilities Management and Development 1 Grand Ave., Building 70 SLO 93407
2. Jim Dunning, Associate Executive Director, Cal Poly	jdunning@calpoly.edu	(805)756- 5551	Cal Poly Partners 1 Grand Ave., Building 15 San Luis Obispo, CA 93407

A. General Information

1. This application was initiated by: Petition Resolution of Application
2. Does the application include 100% written consent of each property owner in the affected territory?
 No Yes *If yes, please fill out the **PROPERTY-OWNER CONSENT FORM** found on the website under the Applications & Fees tab*
3. State reason(s) for requesting the proposed action **at this time** (e.g., condition of an approved tentative map, an existing structure requires new services, etc.):

The Cal Poly Vista Meadows Staff and Faculty Housing Project is currently being constructed at the northeast corner of Slack Street and Grand Avenue on APN 073-341-020. The City of San Luis Obispo has approved a road abandonment to adjust the right-of-way and Cal Poly's property line on Slack Street by approximately 35 feet. Detachment is required to adjust the City limit line to match the new Cal Poly property line on Slack Street. Adjustment is proposed in order to avoid dual jurisdiction of the adjusted Cal Poly property.

APN 052-082-028 is proposed for detachment to correct historical boundary inconsistencies near Cal Poly. The property on Hathway is owned, previously developed, and maintained by Cal Poly.

4. Describe the use of developed property within the proposal territory, including details about existing Structures, if applicable. Describe anticipated development of vacant property, including types of buildings, number of units, supporting facilities, etc., and when development is scheduled to occur, if applicable.

APN 073-341-020 on Slack Street is currently being developed with 33 new single-family homes for Cal Poly staff and faculty housing. 14 of these units take access from Slack Street. Cal Poly will install frontage improvements on Slack Street in conjunction with the housing units.

APN 052-082-028 is previously developed with existing improvements, including rec facilities for Cal Poly. No new improvements are associated with the detachment of APN 052-082-028.

5. State the location of the property and its general location in relation to communities, major freeways/highways, roads, etc.:

The detachment of a portion of APN 073-341-020 on Slack Street includes approximately 35-feet of property frontage from Henderson Avenue to Longview Lane (1.72 ± acres total). This 35-feet of property was created by the abandonment of a portion of the Slack Street right-of-way, which was approved by the City of San Luis Obispo to facilitate the Vista Meadows housing project.

APN 052-082-028 is located on Hathway Avenue near Longview (3.18 ± acres). The entire parcel is proposed for detachment. Both properties are located near the northern City limits.

- 6. How many residents live within the proposal territory? None currently
- 7. How many of these residents are registered voters? None currently
- 8. Do the boundaries of the district or city overlap or conflict with the boundaries of the proposed annexation? No Yes

If yes, justify the need for overlapping or conflicting boundaries:

City boundary adjustments are proposed to match existing and proposed site improvements and property boundaries at Cal Poly. Detachment proposed to avoid and clean up boundary conflicts.

- 9. Do the boundaries of the territory split lines of assessment? No Yes
- 10. Do the boundaries of the territory proposed create an island or corridor of unincorporated territory or a strip? No Yes

If yes, justify the necessity for the boundaries as proposed:

- 11. If the proposed boundary follows a street or highway, does it include the entire street or highway?
No Yes

- 12. List the cities or district(s) that will be affected by this proposal:

City of San Luis Obispo and County of San Luis Obispo

B. Land Use Information

- 1. Total acreage: 4.90 acres (1.72 ± acres on Slack St. and 3.18 ± acres on Hathway)
- 2. Assessor Parcel Number: Portion of APN 073-341-020 (Slack right-of-way) & APN 052-082-028 (Hathway)
- 3. Indicate the current zoning:
 - a. County: _____
 - b. City: APN 073-341-020: right-of-way. APN 052-082-028: Public facilities
- 4. What community plan or General Plan is the territory in:
City of San Luis Obispo

5. The County/City General Plan land use designation:

APN 073-341-020: right-of-way. APN 052-082-028: Public

6. Describe any special land use concerns found in General Plans:

None

7. What is the proposed land use?

Public Facilities (County)

8. Has the affected territory been rezoned? No Yes

If yes, what is the rezoning use and densities (if applicable) permitted?

NA – Cal Poly is State owned land. APN 073-341-020 is being developed per the Cal Poly Facilities Master Plan. APN 052-082-028 is previously developed.

9. Indicate below all permits or approvals that will be needed/ or have been granted by the County or any city to complete the project.

Type of Approval	File No.	Approval Date	Resolution attached?
Tentative Parcel Map			<input type="checkbox"/> No / <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> N/A
Use Permit			<input type="checkbox"/> No / <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> N/A
City/ County General Plan Amendment			<input type="checkbox"/> No / <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> N/A
City Rezoning			<input type="checkbox"/> No / <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> N/A
County Rezone			<input type="checkbox"/> No / <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> N/A
Other	Street Abandonment	11/12/2024	<input type="checkbox"/> No / <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> N/A

10. Have any of the above-mentioned approvals been appealed? No Yes

If yes, please state when the project was appealed and when it would get reconsidered.

11. Is the property within Williamson Act Contract? No Yes

If yes, please attach the following (if applicable)

- Copy of contract
- Board of Supervisor’s resolution upholding contract
- City resolution protesting contract
- City resolution succeeding to contract

12. How will the proposal assist city or county to achieve its fair share of regional housing needs as determined by its current General Plan Housing Element?

Vista Meadows (APN 073-341-020) includes construction of 33 new single-family units at Cal Poly for faculty and staff housing. The units are not located within City limits, and therefore do not count towards City RHNA. However, construction of housing at Cal Poly is consistent with the City’s General Plan and housing goals.

C. Environmental Information

1. Has an environmental determination (Negative Declaration-Environmental Impact Report) been certified by a legislative body? No Yes (If yes, please attach a copy)

- a. Is the certified environmental documentation currently being challenged? No Yes

2. Is the site presently zoned for or engaged in agricultural use? No Yes

If yes, please explain:

3. Does the site contain prime agricultural land as defined in gov code sec 56064? No Yes

4. Will extension of services requested for this proposal induce growth on affected property? No Yes

- a. On adjacent properties? No Yes

- b. Unincorporated? No Yes

5. Please describe the environmental setting of the site:

Refer to EIR for Slack Street: <https://afd.calpoly.edu/facilities/planning-capital-projects/ceqa/> The Vista Meadows housing site previously served as pasture for some of Cal Poly's agricultural operations. The 35-foot abandoned right-of-way is currently undeveloped to the east of Grand Avenue. Frontage improvements are located in areas west of Grand Avenue. APN 052-082-028 on Hathway is previously developed with existing Cal Poly rec facilities.

6. Terrain:

- Level to gently rolling (0-10%)
- Slopes (10-30%)
- Steep slopes (over 30%)

7. Hydrology (streams, lakes, or marshes on site)? No Yes

If yes, please explain:

8. Has the natural vegetation already removed or altered? No Yes

9. Are there any endangered plant species on site? No Yes

10. Have any endangered or threatened species been identified? No Yes

If yes, please explain:

Area of detachment on Slack Street is 35-foot wide area adjacent to developed road. APN 052-082-028 is previously developed with rec facilities.

D. Public Service Information

SEWER SERVICE

1. Is the proposal territory within a district or city that provides public sewer service? No Yes

If yes, which agency? Cal Poly and the City of SLO have an agreement for wastewater treatment

2. Is a developed parcel in need of annexation due to failed septic system? No Yes

a. If yes, include a copy of any letters from the San Luis Obispo County Department of Environmental Health or private septic-system company.

b. If no, is annexation for sewer service part of this application? No Yes

3. If annexation for sewer service is proposed, which district or city would serve the territory if this jurisdictional change is approved? Per attached agreement, City would continue to serve territory
4. Has the agency that will be providing service issued a letter of sewer availability? No Yes
 - a. If yes, please provide a copy of the letter with this application. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)
5. Will the agency be prepared to furnish sewer service upon annexation? No Yes
If no, please explain:

City of San Luis Obispo will continue to provide Cal Poly with sewer service per 2021 agreement

WATER SERVICE

1. Is the proposal territory within a district or city that provides public water service? No Yes
If yes, which agency? City of San Luis Obispo
2. Is a well or other on-site water system currently used on the property? No Yes
3. Is an on-site system proposed to be used when the property is developed? No Yes
4. Is an annexation for water service part of this application? No Yes
 - a. If yes, which district or city would serve the territory if this jurisdictional change is approved?
City of San Luis Obispo will continue water treatment service to Cal Poly. Cal Poly has their own allocation of water from Whale Rock reservoir
 - b. Will the agency that will be providing service be prepared to furnish water service upon annexation? No Yes
5. Has the agency that will be providing service issued a letter of water availability? No Yes
 - a. If yes, please provide a copy of the letter with this application. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)

FIRE PROTECTION SERVICES

1. Is the proposal territory currently within an agency that provides fire protection? No Yes
 - a. If yes, provide name and address/location of current fire service provider:

City provides Fire service

- b. Provide estimated response times to the proposal territory:

Priority under 6 minutes; non-priority under 6 minutes

2. Is annexation for fire protection service part of this application? No Yes
3. Which city or district would serve the proposal territory if this jurisdictional change is approved?
 City of San Luis Obispo would remain for Fire service, along with mutual aid agreements

a. Location/address of the proposed fire service provider:

City of SLO, Fire Station #2, 136 North Chorro, San Luis Obispo

b. Estimated response times to the proposal territory:

Priority under 6 minutes; non-priority under 6 minutes

POLICE PROTECTION SERVICES

1. Which police agency currently serves the proposal territory?
 Cal Poly University Police is first responder. Mutual aid agreements with City of SLO and County

a. Location/address of nearest police station: 1 Grand Ave, Building 36, San Luis Obispo, CA 93407

b. Estimated response times to the proposal territory:

Priority under 4 minutes; non-priority under 4 minutes

2. Which police agency would serve the proposal territory if this jurisdictional change is approved?
 No change in police service

c. Location/address of nearest police station: 1 Grand Ave, Building 36, San Luis Obispo, CA 93407

a. Estimated response times to the proposal territory:

Priority under 4 minutes; non-priority under 4 minutes

OTHER SERVICES

	Existing	Proposed Change
Solid Waste Collection	Waste Management	Waste Management
Street Lighting	PG&E	PG&E
Parks & Recreation	No Change	No Change
Storm Drainage	City of San Luis Obispo	City of San Luis Obispo

I hereby certify that the statements made in this entire Change of Organization or Reorganization Application are to the best of my knowledge accurate.

Callie Taylor

12/20/2024

PRINT name of person completing this application

Date

Callie Taylor

CLTaylor@slocity.org

Signature

email

919 Palm St., San Luis Obispo, CA 93401

805.781.7016

Address

Phone Number

MAP & LEGAL DESCRIPTION REQUIREMENTS

Note: A map & legal description are not necessary for activations / divesture of powers.

Map and legal descriptions should meet LAFCO and State Board of Equalization (BOE) requirements; listed below:

1. The map & legal description shall be prepared by a Registered Civil Engineer or a Licensed Land Surveyor.
2. First submittal shall be digital. Once the map and legal description have been reviewed and determined to be definite and certain you may submit four (4) copies. Map size shall be a maximum of 24" x 36" and a minimum of 18" x 26" with a minimum ½" border.
3. Applicable fees shall be paid by the applicant for County Surveyor Review and BOE filing on or after LAFCO Approval in accordance with their fee schedules.
4. Map and Legal Description examples are available on our website at <https://slo.LAFCO.ca.gov/applications-and-fees>.

Written Geographic Description(s) of the Project Area(s):

5. Every written geographic description (a document separate from the maps) must stand on its own without the necessity of reference to any extraneous document; a description that relies solely on the use of secondary references will not be accepted.
6. The written description shall be of the project area only. If a complete description of the special district is filed, the project area shall be clearly identified in a separate document.
7. The geographic description shall:
 - a. State the township and range, section number(s) or rancho(s)
 - b. Have a point of beginning (POB) referenced to a known major geographic position (e.g., section corners, intersection of street centerlines, or the intersection of street centerline and an existing district boundary at the time of filing). A description will be rejected if the POB refers only to a tract map, a subdivision map or a recorded survey map. It is preferable that the POB be the point of departure from an existing district boundary (when applicable).

- c. Be expressed as a specific parcel description in sectionalized land (e.g., “The SW 1/4 of Section 22, T1N, R1W”) or by bearings and distances. When the description is by bearings and distances, all courses shall be numbered and listed individually in a consistent clockwise direction. The description shall not be written in a narrative format. All courses required to close the traverse of the project area must be stated. All curves must be described by direction of concavity. Delta, arc length, chord, and radius shall be listed, including radial bearings for all points of non-tangency.
8. The written description shall state the acreage for each separate single area (Special Fee Provisions for each single area as defined but the BOE) and a combined total acreage of the project area.
Example: “Area A containing 2.50 acres, Area B containing 1.75 acres: Total computed acreage containing 4.25 acres more or less.”
9. All information stated on the description must match with the map(s), such as the name of the short title, the point of beginning, the course numbers, all the bearings and distances, and the acreage(s).

Map(s)

10. All maps shall be professionally and accurately drawn or copied. Rough sketches or pictorial drawings will not be accepted. Assessor's parcel maps will not be accepted as a substitute for the project map.
11. Original or copies of the same size project map must be submitted. Reduced maps are not acceptable and will be rejected.
12. A vicinity map shall be included. The vicinity map shall show the location of the project area in relationship to a larger geographic area that includes major streets and highways or other physical features.
13. Any portion of an existing district boundary in close proximity to the project area shall be shown and identified.
14. Every map must clearly show all existing streets, roads and highways with their current names that are within and adjacent to the project area. Additionally, every map shall indicate each

township and range, section lines and numbers, or ranchos that are in proximity of the project area.

15. Every map shall bear a scale and a north arrow. The point of beginning shall be clearly shown and match the written geographic description.
16. The boundaries of the project area shall be distinctively delineated on each map without masking any essential geographic or political features. The boundaries of the project area must be the most predominant line on the map. Boundary lines that are delineated by a line that exceeds 1.5 millimeter in width will be rejected by the BOE. The use of graphic tape or broad tip marking pens to delineate the boundary is not acceptable.
17. All dimensions needed to plot the boundaries must be given on the map of the project area. Each map shall have numbered courses matching the written geographic description. Index tables may be utilized.
18. All parcels within the project area that touch the new boundary shall be clearly labeled with the assessor's parcel number. Interior parcels that do not touch the boundary need not be identified on the map.
19. If the project area has an interior island(s) of exclusion or the boundary has a peninsula of exclusion (or inclusion), that area(s) should be shown in an enlarged drawing.
20. When it is necessary to use more than one map sheet to show the boundaries of the project area, the sheet size should be uniform. A small key map giving the relationship of the several sheets shall be furnished. Match lines between adjoining sheets must be used. While the geography on adjoining sheets may overlap, the project boundaries must stop at the match lines.

PLAN FOR SERVICES REQUIREMENTS

The plan for providing services must be prepared in compliance with California Government Code §56653 (and in cases pertaining to New or Different Services §56824.12) and contain the following information:

1. An enumeration and description of how services will be provided and who will provide the services to the affected territory (including but not limited to water, sewer, storm drainage, solid waste collection/ disposal, fire, police, lighting, library services, roads and schools)
2. The level and range of those services including detailed information on the extent, size, location and capacity of existing infrastructure. Capacity analysis should include:
 - The total capacity / service units of the system
 - Number of service units already allocated
 - Number of service units within current boundaries anticipating future service
 - Number of service units within the system available after providing service to areas within current boundaries that anticipate future service
 - Number of service units required to serve the proposed project
 - Number of service units proposed to be added to meet the demand

In the event there are not enough service units available to serve the proposed project, the applicant shall provide a plan for obtaining the capacity necessary to provide service which must include the following information:

- A description of any required facility or infrastructure expansions or other necessary capital improvements
- The likely schedule for completion of the expanded capacity project, the viability of the needed project, and the relation of the subject project to the overall project and project time line
- A list of required administrative and legislated processes, such as CEQA review or State Water Resources Board allocation permits, including assessment of likelihood of approval of any permits and existence of pending or threatened legal or administrative challenges if known

- The planned total additional capacity
 - The size and location of needed capital improvements
 - The proposed project cost, financing plan and financing mechanisms including a description of the persons or properties who will be expected to bear project costs
 - Any proposed alternative projects if the preferred project cannot be completed.
3. The estimated time frame for service delivery
 4. A statement indicating any capital improvements, or upgrading of structures, roads, sewer or water facilities or other conditions the agency would impose or require within the affected territory prior to providing service if proposal is approved
 5. A description of how the services will be financed
 6. Agency's general statement of intent to provide services to the affected territory, indicating the agency's capability of providing the necessary services in a timely manner to the affected territory while being able to serve all areas within its current boundaries and without lowering the level of service provided to areas currently being served by the agency.

LANDOWNER CONSENT FORM

If applicable, please include a consent letter that states that 100% of property owners consent to the proposed project. If 100% of the property are in favor of the proposal, the protest process can be waived pursuant to government code section 56663. All the property owners must sign the consent letter.

Name of Proposal:

Description of Proposal:

Annex to

Detach from

Each of the undersigned represents that they are the owner of the property described opposite their name and located within the territory described in the attached legal description, and hereby consents to the change of organization or reorganization described above of said property to the above-named city and or district.

Date:

Address:

Property Assessor

Parcel Number:

Landowner / Print Name

Landowner Signature

FEE SCHEDULE

All fees shall be paid prior to the acceptance of an application for processing. All fees should be submitted to LAFCO as a separate check to each of the agencies listed below:

1. LAFCO Processing Fee & Environmental Fee
2. Public Works Department Fee
3. Board of Equalization Filing Fee

Where indicated below, the fees are an initial deposit toward the actual cost of processing a proposal. The applicant shall enter into an agreement to provide for reimbursement to LAFCO for the actual costs of processing an application. A refund shall be issued for any portion of the fee not used for processing. Where fees exceed the required amount indicated below, the applicant shall be notified by the Executive Officer to pay an additional amount equal to the initial deposit. The proposal shall be suspended until such additional funds are deposited with the LAFCO Clerk. Below are the charge out rates for each LAFCO Staff member:

LAFCO Charge-out Rates:

Executive Officer	\$110/hour
Analyst	\$85/hour
Commission Clerk	\$50/hour
Legal Counsel	\$150/hour

Other Charges

In addition to the fees specified herein, the Executive Officer may charge an applicant/appellant for the actual costs that are incurred as a result of processing a proposal that are not covered in the Commission's fee schedule. An applicant/appellant may appeal the decision of the Executive Officer in writing. Such appeal will be presented to the Commission at its next meeting.

Refunds for withdrawn proposals shall be based on an estimate by the Executive Officer of the total costs incurred in processing the proposal up to the date of the withdrawal request.

Fee Waiver

The Commission, as per government code section 56382, may waive fees partially or in total upon finding that payment of fees would be detrimental to the public interest. Requests for fee waiver must be submitted in writing to the Commission and there is a \$500 fee. The waiver will be considered at a public meeting of the Commission.

ANNEXATION / DETACHMENT PROCESSING FEES

Acreage	Amount
0.01 – 4.99	\$1,500
5.00 – 9.99	\$2,500
10.00 – 14.99	\$3,500
15.00 – 19.99	\$4,500
20.00 +	\$5,000 plus \$10 per acre
Any size Annexation to a California Water District	\$2,000

SPHERE OF INFLUENCE AMENDMENT FEES

Acreage	Amount
0.01 – 4.99	\$1,500
5.00 – 9.99	\$2,500
10.00 +	\$3,500
Agency Request for Comprehensive Sphere of Influence Update or Municipal Service Review	\$5,000
Any size SOI Amendment to a California Water District	\$1,000

OTHER PROCESSING FEES

Action	Deposit Amount
Activation or Divestiture of Latent District Powers	\$2,500
Incorporation of a City	\$15,000
Formation of a Special District	\$5,000
Dissolution of one or more Districts	\$2,500

Disincorporation of a City	\$5,000
Consolidation of Districts/ Cities	\$3,000
Merger of Districts/ Cities	\$3,000
Establishment of Subsidiary Districts	\$3,000
Reorganization of City or District (Two or more of the above changes of organization, excluding the 1 st three actions.)	\$7,500

OTHER FEES

Item	Amount
Request for Reconsideration	\$1,500
Fee Waiver Request	\$500
Request for Time Extension	\$500
Study Session Request	\$2,500
Request for Fiscal Analysis or Other Studies	\$2,500
Pre-application Review	Limited to 3 hours of staff time, then actual cost
Petition Verification Fee	Minimum filing fee of \$10 + \$1.00 per signature
Processing request for the State Controller's review of an incorporation fiscal analysis	\$1,500
Postage, Mail Supplies, Photocopies, etc.	At cost

ENVIRONMENTAL FEES | LAFCO AS A RESPONSIBLE AGENCY

Review of ND, MND, or EIR	\$1,000
Review of Categorical Exemption	\$500
County Clerk Recorder Filing Fee	\$50

ENVIRONMENTAL FEES | LAFCO AS A LEAD AGENCY

Initial Study, ND, MND	\$1,000 deposit, outside consultant to be hired, applicant pays full cost of environmental review
Categorical Exemption	\$500

Environmental Impact Report	\$5,000 deposit, outside consultant to be hired, applicant pays full cost of environmental review
County Clerk Recorder Filing Fee	\$50

CALIFORNIA DEPARTMENT OF FISH AND GAME FILING FEE | LAFCO AS A LEAD AGENCY

Filing for a Negative Declaration	\$2,548
Filing for a Mitigated Negative Declaration	\$2,548
Filing for an Environmental Impact Report	\$3,539.25

SLO COUNTY PUBLIC WORKS DEPARTMENT FEE

Map & Legal Description Review	\$721
--------------------------------	-------

STATE BOARD OF EQUALIZATION FEES

The Tax-Rate Area System is administered by the State Board of Equalization (Board) and used by counties for the proper allocation of property tax revenues between counties, cities, and special tax districts. LAFCO works with the County Assessor, County Auditor, and the State Board of Equalization to ensure that boundary changes are filed with the state after LAFCO approval to update the database of the new Tax-Rate Area designations. These fees are collected after proposal approval. The fees can be found on the LAFCO website under the “Application & Fees” tab or on the State Board of Equalization website at:

<https://www.boe.ca.gov/proptaxes/pdf/jurboundaryreq.pdf>

FEE SCHEDULE WORKSHEET

If you need help in determining your fees, please contact LAFCO staff for assistance at (805) 781-5795.

1. Check made payable to the *San Luis Obispo Local Agency Formation Commission*:

Processing Fee (depends upon proposal type):	\$ 1,500.00
Sphere of Influence Fee:	\$
Environmental Fees	\$ 1,000.00
County Clerk Recorder Filing Fee	\$ 81.00
Other Fees:	\$
TOTAL	\$

2. Check made payable to the *SLO County Public Works Department*:

Public Works Department Fee:	\$721 (deferred)
------------------------------	------------------

3. Check made payable to the *Board of Equalization*:

BOE Processing Fee:	\$ 350 (deferred)
---------------------	-------------------

COST ACCOUNTING AGREEMENT

Applicant: _____
Mailing Address: _____
Telephone: _____
Fax: _____
E-mail Address: _____

The cost of processing an application may exceed the initial deposit required. In order to recover any additional costs associated with processing your application, the Local Agency Formation Commission, LAFCO, has found it necessary to implement a provision of the Fee Schedule that provides full cost recovery for processing an application.

I, _____, the landowner and/or responsible Applicant, agree to pay the actual costs pursuant to the Fee Schedule attached hereto, plus copying charges and related expenses incurred in the processing of this application. I also understand that if payment on any billings prior to final action is not paid within thirty (30) days, I agree that processing of my application will be suspended until payment is received.

In order to implement the cost accounting provisions, please sign and date this statement indicating your agreement to the cost accounting procedure agreement. This signed agreement is required for your application to be accepted for processing. Checks may be made payable to LAFCO and delivered or mailed to the LAFCO Office at 1042 Pacific Street, Suite A, San Luis Obispo, CA 93401. If you have questions regarding your application, please contact the LAFCO Office at (805) 781-5795.

_____ Applicant Signature	_____ Date
_____ Applicant Signature	_____ Date
_____ Applicant Signature	_____ Date